

IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

**May 28th, 2009
Meeting Minutes**

The Governor's Vertical Infrastructure Advisory Committee at the Facilities Management Center, Des Moines, IA

Call to Order, Introductions and Roll Call

Those who were in attendance at the site or by conference call are the following:

Dennis Bennett, Vertical Infrastructure Committee Member (conference call)

Mary Krier, Vertical Infrastructure Committee Member (conference call)

Eve Palmer, Vertical Infrastructure Committee Member (conference call)

Max Cupp, Dept. of Human Services, Glenwood Resource Center (conference call)

Mickel Edwards, Dept. of Corrections

Dean Ibsen, Dept. of Administrative Services, General Services Enterprise

Kevin Jimmerson, Dept. of Human Services, Independence Mental Health Institute (conference call)

Pat Lantz, Dept. of Administrative Services, General Services Enterprise

Kathy Shannon, Iowa Veterans Home (conference call)

Nick Smith, Dept. of Administrative Services, General Services Enterprise

Christine Suckow, Dept. of Administrative Services, General Services Enterprise

Jerome Thompson, Dept. of Cultural Affairs

Ken Thornton, Dept. of Administrative Services, General Services Enterprise

Lee Vannoy, Dept. of Natural Resources

Greg Wagner, Dept. of Corrections, Anamosa State Penitentiary

Committee members absent from the meeting:

Gary Benshoof, Vertical Infrastructure Committee Member

Les Holland, Vertical Infrastructure Committee Member

Dan Prymek, Vertical Infrastructure Committee Member

Terry Slinde, Vertical Infrastructure Committee Member

Introductions and Welcome

Dean Ibsen called the meeting to order, there was no quorum so Dean asked the committee what they would like to do about a chair. Eve Palmer said that it would be ok for Dean to run the conference call.

Questions and Comments from Committee Members

There were none.

Approval of Minutes for Previous Meeting

The minutes were tabled due to the lack of a quorum.

Old Business

There was no old business.

Ongoing Issues/Staff Reports

Dean Ibsen said that there was no update for the project spreadsheets. A/E Project Managers are trying to close out projects by the end of the fiscal year, and staff are working on close-out of financials for appropriations that close at the end of the fiscal year.

Consent Calendar

Christine Suckow reviewed the three consent calendar items. Action on these items is tabled until the June meeting.

Item 1: ILEA Roofing Project; Summary – Request for a change order to address unforeseen conditions at parapet wall. Total amount \$2,000.00.

Item 2: DPS District 1 DSM Patrol Post; Summary – Request from Mark Probst to repair HVAC system at Des Moines Post 1. Multiple units are non-operational and entire system is in jeopardy of complete failure. Total amount \$170,000.00

Item 3: DPS District 2 Osceola Patrol Post; Summary –Request from Mark Probst to make Osceola Post 2 elevator functional and permitted under the existing installation code. There are also corrective measures needed to alleviate the water infiltration into the elevator pit that initially caused this elevator failure. Elevator inspector says elevator must be repaired immediately to comply with code or be decommissioned. Cost of decommissioning is similar. Total amount \$60,000.00

2010 Major Maintenance Requests

A preliminary draft for ranking requests has been developed. Dean Ibsen explained that staff has added comments to specific projects, and those specific comments were reviewed at the meeting. He also briefly commented on new projects and some projects that are not proposed for funding, including the following:

- DAS – Staff is recommending some funding to begin studying the exterior of the Hoover Building rather than full funding for cleaning. Replacement of the fuel tank requires further discussion with respect to real property verses personal property and Dept. of Revenue definitions.
- ILEA – There have been no comments from ILEA. Dean will follow up with project managers and with the agency.
- IPTV – The committee will need to help the department consider whether or not removal of analog antennas is an appropriate use of major maintenance funds. Dean will follow up with IPTV.
- IWD – At this point Dean said staff is not recommending any funding. He said energy efficiency money might be able to help with window replacement. Dean said he would talk further with Lee Vannoy about this.
- IVH – None of the requests are on the list for funding at this time.
- Terrace Hill – None of the requests are on the list for funding at this time. Dean pointed out that DAS has received separate appropriations specific to major maintenance and other improvements at Terrace Hill.
- Public Safety – There is a request for roofing replacement at the Fleet and Supply facility in Des Moines that probably needs to be added to the list for consideration.

Dean reviewed the following proposal for funding specific program activities as follows:

- ADA Improvements at 4% – \$672,816
- Vertical Infrastructure Program Support – \$250,000.00
- Demolition (up to \$1 million authorized) – \$150,000 plus or minus
- Monuments and Artwork - \$250,000.00. DAS has asked for a specific appropriation for monuments but this has not happened.

The staff will modify the list and reissue it based on further discussion at this meeting and comments received between now and late next week, with the goal of finalizing the list on June 11th, 2009.

Dean asked the committee for comments about the proposal.

Mary Krier said she thought that the work we are doing is efficient.

Dennis Bennett suggesting development of a contingency list—maybe the next 5 projects or so from each agency—that would be in line for funding if a project falls through. Dean suggested a list of the next 3 projects from each agency, with a proposed ranking for funding them and said staff would develop this list.

Dean asked for agency opinions:

Department of Administrative Services: Pat Lantz said that the Hoover building should be considered as 1 project instead of 2 so that any further study would consider both the east walkway and all other exterior issues. She also said DAS has three buildings for demolition and asked that they be considered for demolition funding. She asked whether major maintenance funding can be used for upgrades.

Dean said further discussion is required on demolition and he proposed refining the list of buildings for demolition that was developed a couple of years ago along with any additional buildings that should be considered. He said that upgrades are generally not funded with major maintenance money, but in some cases additional funds are available for additional “bells and whistles.” He reiterated that further consideration needs to be given to the department’s request for replacement of the fuel tank. He said that, for example, the request is for stainless steel, which is required for bio-diesel fuel in support of the Governor’s Executive Order No. 6, but this would not be required to repair or replace a deteriorating tank.

Department of Corrections – No comments.

Department of Cultural Affairs – Jerome Thompson asked if DAS had talked about DNR regarding fuel tank money. Dean said he would talk about this with DNR.

Department of Human Services – Representatives had no comments on behalf of the agency.

Alcoholic Beverages Division – Was not represented; no comments.

ILEA – Was not represented; no comments.

Iowa Public Television – Was not represented; no comments.

Terrace Hill – Was not represented; no comments.

Department of Public Safety – Was not represented; no comments.

Iowa Workforce Development – Was not represented; no comments.

Veteran Affairs – Dean asked Kathy Shannon to further discuss the sanitary sewer line work as it relates to construction of the new facilities, and Kathy said this work needs to be done whether or not new facilities are constructed. He also asked about funding options for the oxygen tank base and fence. Kathy said the new provider of the equipment had been asked to provide the infrastructure upgrades and they were unwilling to do this. Christine Suckow asked if IVH had considered a way of funding the work with the savings that would be realized with the new equipment and Kathy was not sure that would be an option.

Demolition – Dean Ibsen said that we need to collect the needs out there and then allocate the 150k based on priorities. We do have a list started and we will be able to work off this list.

Dean Ibsen asked if the committee had any comments about fuel tanks.

Mary Krier said she knows from experience that we need to think about leaks when talking about installing underground fuel tanks.

Mickel Edwards said that if the tank is attached to a building it can be seen as a building component.

Ken Thornton (DAS) said he is asking for a new double plated 327k gallon tank. Dean asked if there were any other questions.

Dennis Bennett asked about project management billable hours. Dean Ibsen said that the hourly rate is approved by the DAS Customer Council and is currently set at \$81.50 per hour, which is a reduction from the previously approved rate of \$83.84. The proposed \$1 million is an estimate of time that will be charged specifically to major maintenance projects.

Questions and Comments from Agency Representatives, Committee Members, Public

There were none.

Next Meeting

The next meeting will be June 11th and will be at the Iowa Correctional Institution for Women in Mitchellville Iowa.

The July meeting will be at Terrace Hill. September will be at the Mason City Patrol Post.

Adjourn

Dean Ibsen adjourned the meeting.

Prepared by Nick Smith, 6/4/2009